



**{In Archive} ROC: Pineview HOA**  
**Aaron Setran** to: David Albright, Rich Campbell

11/30/2010 11:14 AM

From: Aaron Setran/R9/USEPA/US  
To: David Albright/R9/USEPA/US@EPA, Rich Campbell/R9/USEPA/US@EPA,  
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David/Rich:

I spoke with Robert Lapp, President of the HOA at Pineview, this morning and he informed me that the HOA does not own the infrastructure at Pineview; this is in direct contrast to what Mr. Yarborough of PTP conveyed to me a week or so ago. According to Mr. Lapp, BIA orchestrated a meeting last September which involved PTP Corp., Mark Kizer, and the HOA to discuss sell of the Pineview Estates property (common areas), including the infrastructure. Mr. Kizer has offered to sell the property to the HOA for \$ [REDACTED] b4 [REDACTED]. Mr. Lapp said that he has been informed (by his attorney) that the prospective sell of the property would relinquish the BIA's ownership/responsibility at the site, causing the property (common areas/infrastructure) to then be regulated by Washoe County and the State of Nevada. Mr. Lapp's consulting engineer (Kenneth Kanoff) informed him that the County and State wastewater regulatory authorities would likely find the current treatment system at Pineview to be inadequate, and could require up-grades exceeding \$300,000. All of this concerns Mr. Lapp, in addition to the proposed price tag (\$ [REDACTED] b4 [REDACTED]). When I mentioned the BIA's upcoming meeting on the 13th, Mr. Lapp said that he has not been informed of the meeting and asked if he could get a copy of the e-mail from Mr. Allen (BIA).

Mr. Lapp indicated that he is aware that some infrastructure upgrades are in order. He told me that they are aware that the Nitrogen levels in the wastewater need to be addressed, and that they are currently conducting some work on treatment units in an attempt to better the situation. I told him that EPA has concerns that flow into the treatment system could be exceeding design capacity, and that we would likely be looking at requiring the owners of the system to install adequate flow measuring capabilities. In addition, regular pumping of the individual septic tanks at the site is also a priority with EPA, and that we'll be exploring how this can be best achieved.

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